



The City of Carlsbad Growth Management Program
DEVELOPMENT MONITORING REPORT

NOVEMBER 2007

Residential Activity – The number of permits issued in Carlsbad dipped slightly for the month of November with a total of 13 permits being issued.

In the northwest quadrant, a permit was issued for a single family residence with a second dwelling unit located at 3647 Adams Street.

In the southwest quadrant, four permits were issued for single family homes located in Emerald Pointe.

In the southeast quadrant, seven permits were issued for single family homes as part of the San Vincenzo neighborhood located in the Villages of La Costa Ridge.

Non-residential Activity – No permits issued in the city for new industrial, commercial, or office space in November.

Through November 2007, Carlsbad has permitted 1,348,982 square feet of commercial and industrial space. Through the same period last year, the City had permitted 865,973 square feet of commercial and industrial space.

For information on a free subscription to this report and several other city documents and notices, visit the City's home page at www.ci.carlsbad.ca.us.

A handwritten signature in cursive script that reads "Michele Masteron".

MICHELE MASTERSON
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MM:bd

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Development Activity Summary, By Zone
Fiscal Year Summary by Zone
As of November 30, 2007 (5 months)

Residential	
Zone	Dwelling Units
1	8
2	
3	1
5(NE)	
5(NW)	
6	2
7	
8	1
9	
10	22
11	13
12	
13	
17	
18	
19	
20	5
21	
22	66
23	
Total	118

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1		
2		
3	48,485	
5(NE)		
5(NW)		40,655
5(SW)		
6		
7		
8		
9		
10	25,801	
11	6,200	
12		
13	63,668	
17	164,595	128,732
18		
19		
20		
21		
22	162,368	
23		
Subtotal	471,117	169,387
Total	640,504	

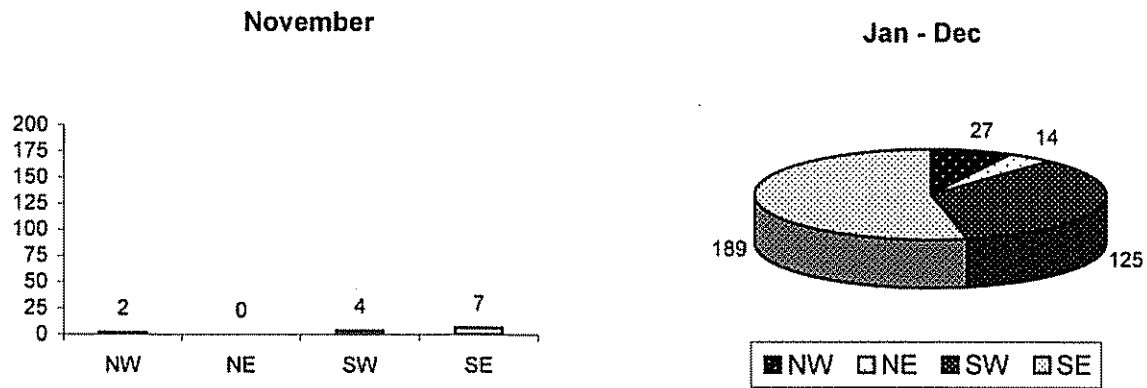
Calendar Year Summary by Zone
As of November 30, 2007 (11 months)

Residential	
Zone	Dwelling Units
1	25
2	1
3(NW)	1
6(SE)	3
7	13
8	1
9	0
10	104
11	76
12	0
15	0
17	6
18	0
19	1
20	6
21	0
22	66
23	52
Total	355

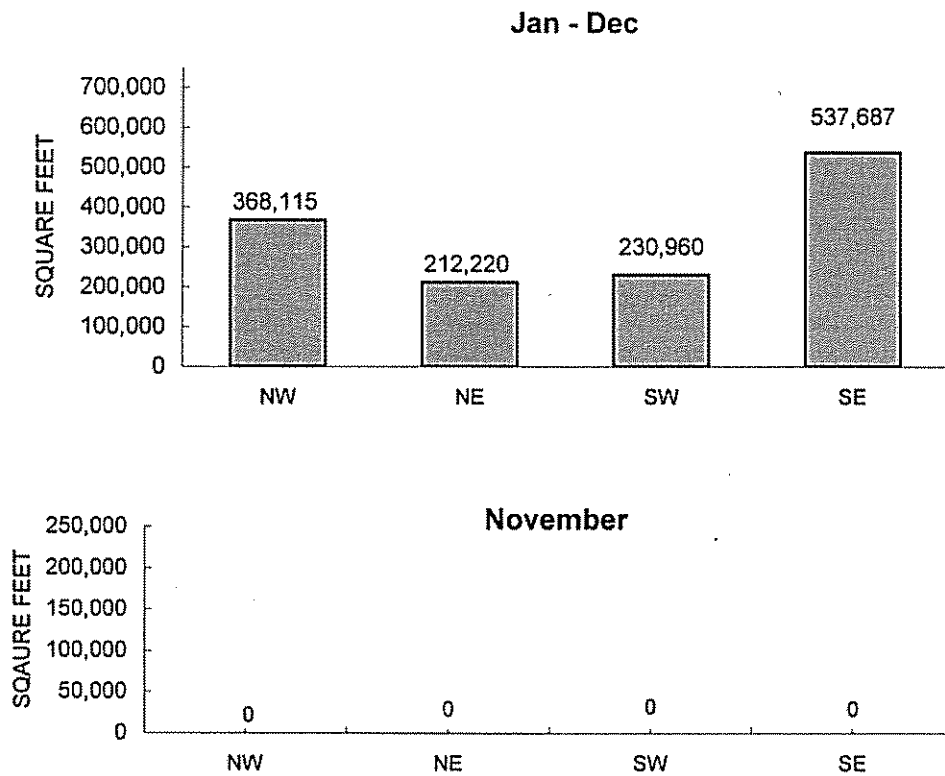
Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1	23,475	0
2	0	0
3(NW)	68,592	0
5(NW)	58,050	54,474
5(NE)	0	0
5(SW)	0	0
6 (SE)	55,855	0
8	0	0
9	0	0
10	25,801	0
11	6,200	0
12	0	0
13	290,166	0
17	164,595	285,236
18	0	154,170
19	0	0
20	0	0
21	0	0
22	162,368	0
23	0	0
Subtotal	855,102	493,880
Total	1,348,982	

Activity By Quadrant, CY 2007

Dwelling Units Permitted



Commercial and Industrial Space Permitted

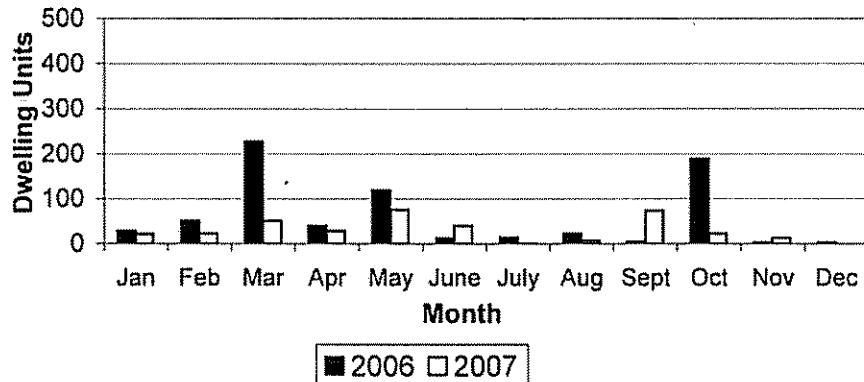


Activity Comparison, CY 06 vs. 07

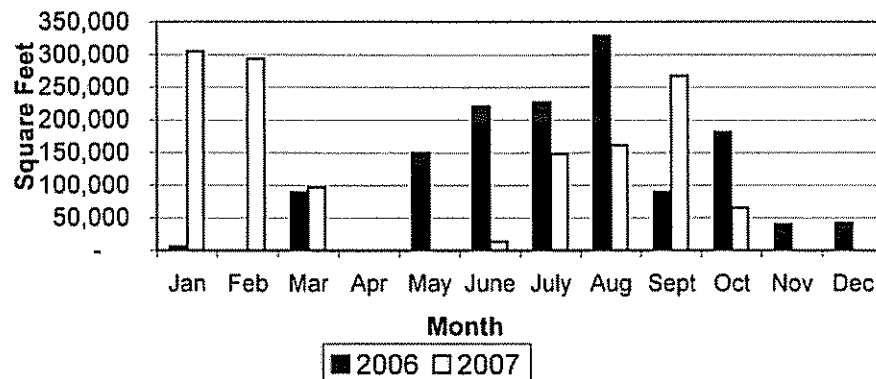
Dwelling Units Permitted		
Month	2006	2007
Jan	29	21
Feb	51	23
Mar	227	50
Apr	40	28
May	119	75
June	12	40
July	14	1
Aug	23	7
Sept	5	74
Oct	189	23
Nov	2	13
Dec	2	
TOTALS	713	355

Industrial and Commercial Square Feet Permitted		
Month	2006	2007
Jan	5,990	304,655
Feb	-	293,475
Mar	89,235	96,529
Apr	-	-
May	149,560	-
June	220,530	13,819
July	226,693	147,313
Aug	328,483	160,909
Sept	89,000	267,329
Oct	181,662	64,953
Nov	40,135	-
Dec	41,850	
TOTALS	1,373,138	1,348,982

**Dwelling Units Permitted
2006 vs. 2007**



**Industrial and Commercial Square Feet Permitted
2006 vs. 2007**

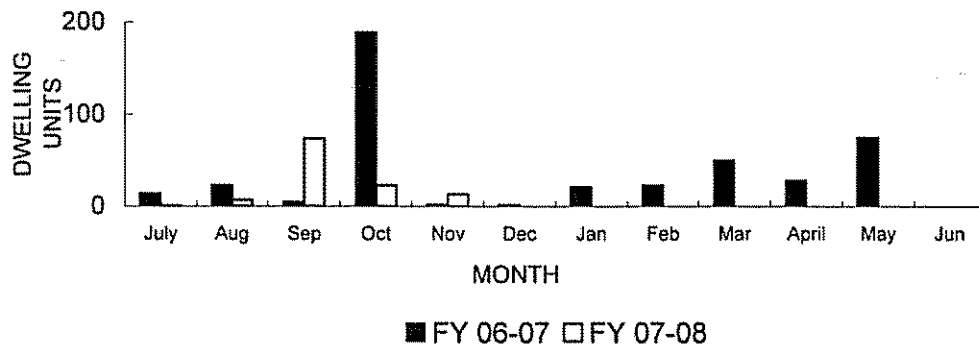


Activity Comparison, FY 06 - 07 vs. FY 07 - 08

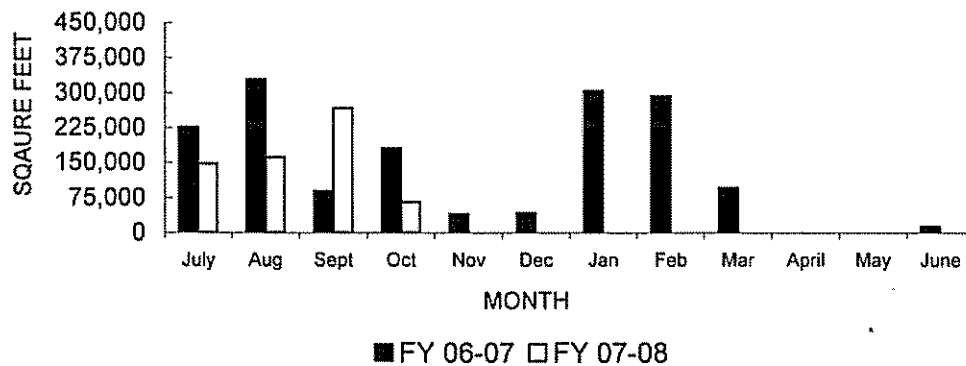
Dwelling Units Permitted		
Month	FY 06-07	FY 07-08
July	14	1
Aug	23	7
Sep	5	74
Oct	189	23
Nov	2	13
Dec	2	
Jan	21	
Feb	23	
Mar	50	
April	28	
May	75	
June	40	
TOTALS	472	118

Industrial and Commercial Square Feet Permitted		
Month	FY 06-07	FY 07-08
July	226,693	147,313
Aug	328,483	160,909
Sept	89,000	267,329
Oct	181,662	64,953
Nov	40,135	0
Dec	41,850	
Jan	304,655	
Feb	293,475	
Mar	96,529	
April	0	
May	0	
June	13,819	
TOTALS	1,616,301	640,504

DWELLING UNITS PERMITTED



INDUSTRIAL AND COMMERCIAL SPACE PERMITTED



Summary of Residential Building Permit Activity
As of November 30, 2007

Month	Facilities Zone	Dwelling Units	Project
Jan-07	1	1	Refold Residence, 2475 Garfield St
	1	1	175 Sequoia Av, spec house
	1	3	MS 05-32, Lugano Shores Investments, Tamarack Beach Lofts
	1	1	Viney Residence, 2796 James Dr
	10	3	CT 04-16, Davidson Homes, Villages of La Costa Greens
	11	11	CT 04-03, Shea Homes, Messina @ La Costa Ridge
	20	1	CT 02-07, Saddleview LLC, Emerald Pointe
		21	
Feb-07	10	13	CT 04-09, Warmington Homes, Trieste Place
	11	6	CT 04-04, KB Homes, Dolcetto at La Costa Ridge
	17	4	CT 02-19, Barratt American Inc., Magnolia Estates
		23	
Mar-07	1	1	1330 Cynthia Lane, 805 Square Foot Garage
	7	13	CT 01-06, McMillin Homes, Ravinia
	10	11	CT 04-03, Warmington Homes, Fiori at La Costa Ridge
	10	12	CT 02-24, John Lang Homes, Isla Vista at La Costa Greens
	11	13	CT 04-02, Pulte Homes, San Vincenzo at La Costa Ridge
		50	
Apr-07	1	2	3663 Adams St #100, spec house with second dwelling unit
	1	1	3546 Highland Dr, 1023 sq. ft. garage
	3	1	Campbell Residence, 5003 Tierra Del Oro St
	19	1	Javaheri Residence, 7136 Aviara Dr
	23	23	SDP 98-01, La Costa Glen Apartment Units
		28	
May-07	1	1	Steward Residence, 4485 Adams St
	1	1	Berger Residence, 3340 Highland Dr
	6	1	Baihaghy Residence, 7343 El Fuerte St
	10	16	CT 02-24, John Lang Homes, Cordelane at La Costa Greens
	10	14	CT 04-09, Warmington Homes, Trieste Place
	10	9	CT 04-16, Davidson Homes, Villages of La Costa Greens
	10	4	CT 02-24, John Lang Homes, Isla Vista at La Costa Greens
	23	29	SDP 98-01, Continuing Life Communities, La Costa Glen
		75	
Jun-07	1	1	Brown Residence, 3551 Highland Dr
	1	2	3319 James Dr, single family residence with second dwelling unit
	1	1	3235 Sandy Pl, 638 sq. ft. second dwelling unit
	2	1	4370 Tuolumne Pl, 640 sq. ft. second dwelling unit
	11	12	CT 04-03, Warmington Homes, Fiori at La Costa Ridge
	11	4	CT 04-04, KB Homes, Dolcetto at La Costa Ridge
	11	7	CT 04-02, Pulte Homes, San Vincenzo at La Costa Ridge
	11	10	CT 04-03, Shea Homes, Messina at La Costa Ridge
	17	2	CT 02-19, Barratt American, Magnolia Estates
		40	
Jul-07	1	1	Jackam Residence, 1560 Sandalwood Ln, second dwelling unit
		1	
Aug-07	1	1	Donald Residence, 2497 Ocean St
	1	1	Mlakar Second Dwelling Unit, 3886 Westhaven Dr
	1	1	Champion Residence, 3961 Garfield St
	1	1	Mamaril Residence, 3147 Madison St
	10	3	CT 04-15, K Hovnanian, Cambria at La Costa Greens
		7	

**Summary of Residential Building Permit Activity
As of November 30, 2007**

Month	Facilities Zone	Dwelling Units	Project
Sep-07	6	1	Rihan Residence, 7626 Aldea Pl
	11	6	CT 04-02, Pulte Homes, San Vincenzo at La Costa Ridge
	20	1	CT 02-07, Saddleview LLC, Emerald Pointe
	22	66	CT 04-11, MVE Studio Inc., Bluwater Crossing
		74	
Oct-07	1	1	1440 Buena Vista Way, 499 sq. ft. second dwelling unit
	3	1	5390 El Arbol Drive, 605 sq. ft. second dwelling unit
	6	1	Admani Residence, 2922 Managua Place
	8	1	Ashberry Partners LLC, 5001 Ashberry Road
	10	13	CT 04-09, Warmington Homes, Triest Pl
	10	6	CT 04-16, Real Estate Collateral, Viridian at La Costa Greens
		23	
Nov-07	1	2	3647 Adams St, single family residence with second dwelling unit
	11	7	CT 04-02, Pulte Homes, San Vincenzo at La Costa Ridge
	20	4	CT 02-07, Saddleview LLC, Emerald Pointe
		13	
		118	Total for Fiscal Year 2007-08 to date (5 months)
		355	Total for Calendar Year 2007 to date (11 months)

Notes: These figures are based upon *issuance* of building permits. They do not include additions, remodels, or replacements of either demolished units or units lost to fire. When a "second dwelling unit" is built as an integral part of a new main dwelling unit, two units are counted. "Custom home" indicates a unit for which no discretionary permit (other than a coastal development permit in the coastal zone) was required.

Summary of Non-Residential Permit Activity

As of November 30, 2007

Month	Facilities Zone	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project
Jan-07	3 5 13	20,107 58,050 226,498		Surgery Center, 6121 Paseo Del Norte Mammoth Professional Offices, 2888 Loker Av East CT 03-02, Carlsbad Ranch Resort, Lot 11 Building
		304,655		
Feb-07	6 17 18	55,855	83,450 154,170	CT 03-01, La Costa Resort & Spa, Building #4 PIP 05-24, The Towers, Buildings G-N CT 99-06, Palomar Forum Buildings A, B, G, H, I
		55,855	237,620	
Mar-07	1 17	23,475	73,054	CT 05-19, Carlsbad Medical Village, Buildings A, B, C, D, E PIP 05-24, The Towers, Buildings O, P, Q, R
		23,475	73,054	
Apr-07		No reportable, non-residential permits were issued in April		
May-07		No reportable, non-residential permits were issued in May		
Jun-07	5 5		5,472 8,347	Magellan Aviation, Building E, 2002 Palomar Airport Rd Magellan Aviation, Building I, 2018 Palomar Airport Rd
			13,819	
Jul-07	11 13 17 17 17 17 17 17 17 17	6,200 63,668	8,764 6,170 8,764 7,175 7,175 21,149 11,080 7,168	Carlsbad Fire Station No. 6, 7201 Rancho Santa Fe Rd CT 03-03, Carlsbad Ranch Resort Hotel Bressi Ranch - 2700 Gateway Rd Bressi Ranch - 2702 Gateway Rd Bressi Ranch - 2704 Gateway Rd Bressi Ranch - 2706 Gateway Rd Bressi Ranch - 2708 Gateway Rd Bressi Ranch - 2710 & 2712 Gateway Rd Bressi Ranch - 2716 Gateway Rd Bressi Ranch - 2718 Gateway Rd
		69,868	77,445	
Aug-07	17	160,909		Bressi Ranch Self Storage - 2500 Campbell Pl
		160,909		
Sep-07	3 5 10 22	48,485 15,821 162,368	40,655	Toyota Carlsbad, 6020 Avenida Encinas Fenton Research Center, 2176 Salk Av Alga Norte Park, 6565 Alicante Rd CT 04-11, Embarcadero Lane, Bluwater Crossing
		226,674	40,655	
Oct-07	10 17 17 17 17 17	9,980 3,686	14,227 15,348 6,200 10,304 5,208	Aspirations Daycare, 6286 El Camino Real Bressi Fuel Mart, 2741 Gateway Rd Ocean Collection, Bldg A, 2540 Gateway Rd Ocean Collection, Bldg B, 2550 Gateway Rd Ocean Collection, Bldg C, 2530 Gateway Rd Ocean Collection, Bldg D, 2520 Gateway Rd Ocean Collection, Bldg E, 2510 Gateway Rd
		13,666	51,287	
Nov-07		No reportable, non-residential permits were issued in November		
		471,117	169,387 640,504	Total for Fiscal Year 2007-08 to date (5 months) Combined Commercial and Industrial
		855,102	493,880 1,348,982	Total for Calendar Year 2007 to date (11 months) Combined Commercial and Industrial
Note: These figures are based upon issuance of building permits. They do not include remodels, minor additions, tenant improvements, or replacement of demolished buildings.				

Excess Dwelling Unit Bank Summary

December 1, 2007

Bank balance of
5,985 reduced to
2,800

City Council Action
12/17/2002

Citywide Excess
Dwelling Unit Bank
Balance is 2,968 as of
12/01/2007

NORTHWEST

Excess Dwelling Units
Deposited = 46
Withdrawn = 91
Since 01/01/2003

SOUTHWEST

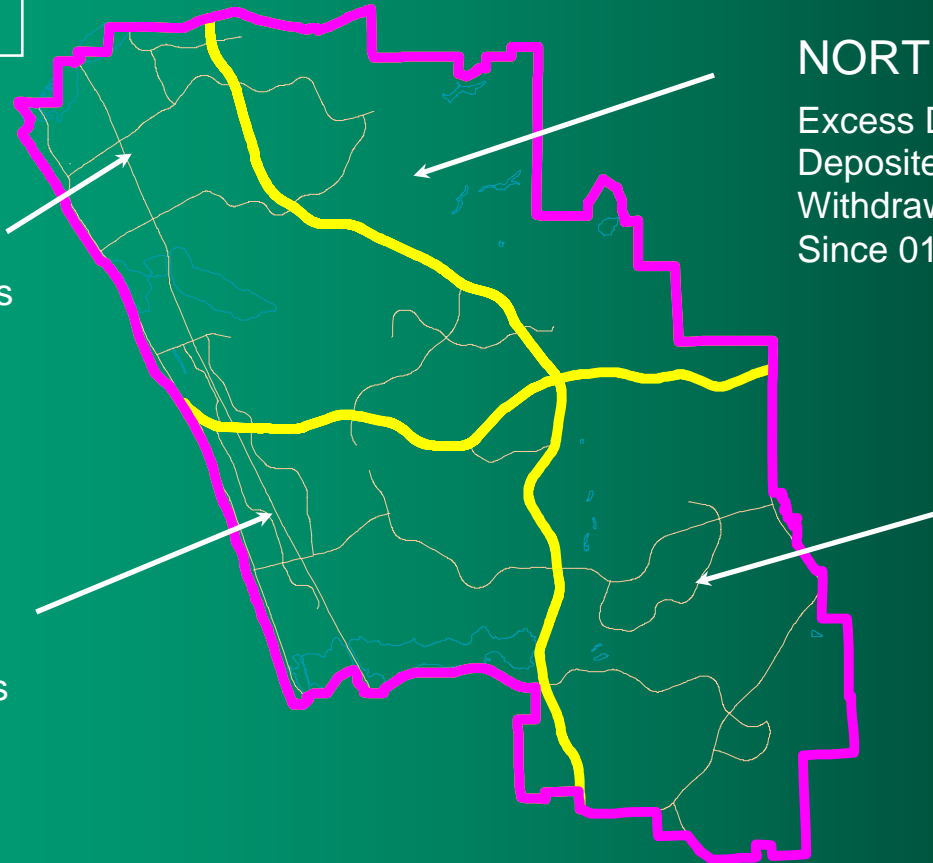
Excess Dwelling Units
Deposited = 37
Withdrawn = 54
Since 01/01/2003

NORTHEAST

Excess Dwelling Units
Deposited = 374
Withdrawn = 177
Since 01/01/2003

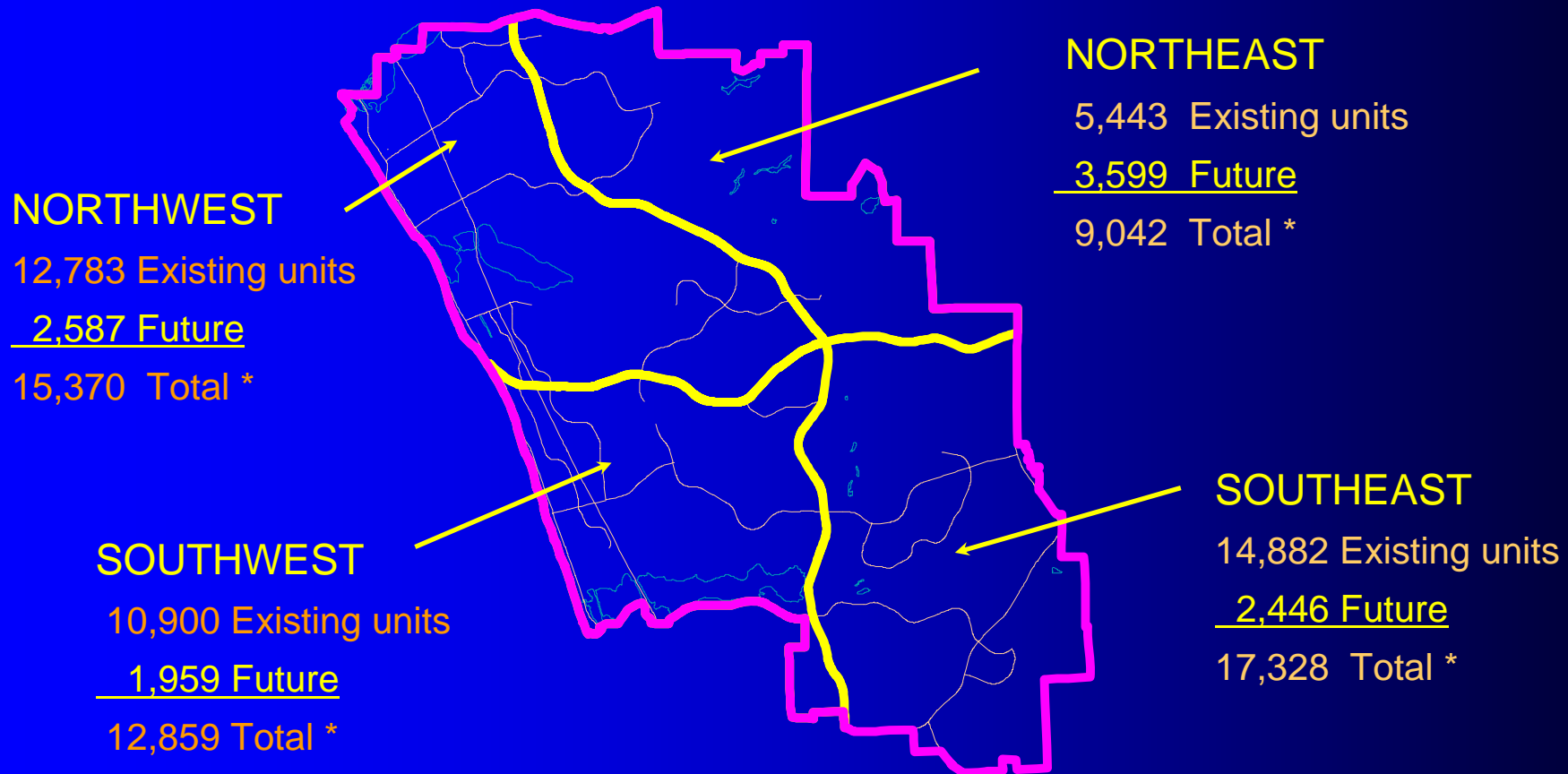
SOUTHEAST

Excess Dwelling Units
Deposited = 45
Withdrawn = 12
Since 01/01/2003



Quadrant Dwelling Unit Report

December 1, 2007



* Based on Proposition 'E' Caps added to the existing units in 1986